

Statement of Information

Single residential property located in the Melbourne metropolitan area**Section 47AF of the Estate Agents Act 1980****Property offered for sale**

Address Including suburb and postcode

103/25 Pickles Street, Port Melbourne Vic 3207

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$625,000

Median sale price

Median price \$721,500 House Unit X Suburb Port Melbourne

Period - From 01/01/2019 to 31/03/2019 Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

| | Address of comparable property | Price | Date of sale |
|---|---------------------------------------|-----------|--------------|
| 1 | 312/1 Danks St PORT MELBOURNE 3207 | \$650,000 | 13/04/2019 |
| 2 | 215/1 Danks St PORT MELBOURNE 3207 | \$640,000 | 23/01/2019 |
| 3 | 305/19 Pickles St PORT MELBOURNE 3207 | \$620,000 | 08/03/2019 |

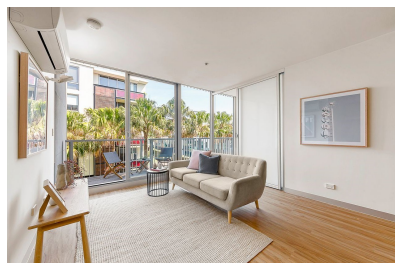
OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.



Rooms:
Property Type: Apartment
Agent Comments

Comparable Properties



312/1 Danks St PORT MELBOURNE 3207 (REI) **Agent Comments**



Price: \$650,000
Method: Auction Sale
Date: 13/04/2019
Rooms: -
Property Type: Apartment

215/1 Danks St PORT MELBOURNE 3207 (VG)



215/1 Danks St PORT MELBOURNE 3207 (VG) **Agent Comments**



1 bathroom 1 car space

Price: \$640,000
Method: Sale
Date: 23/01/2019
Rooms: -
Property Type: Flat/Unit/Apartment (Res)



305/19 Pickles St PORT MELBOURNE 3207 (REI/VG) **Agent Comments**



Price: \$620,000
Method: Sold Before Auction
Date: 08/03/2019
Rooms: -
Property Type: Apartment